DANSEREAU MEADOWS
IN BEAUMONT

Laned Home Architectural Design Guidelines

SEPTEMBER 3, 2025

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DANSEREAU MEADOWS

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1.0 OBJECTIVE

The following Architectural Guidelines have been compiled to assist you in problem free construction. We have taken steps to ensure that this information and engineering plans cover all aspects of design and construction in an effort to minimize problems prior to construction. The objective of these architectural directives is to achieve the highest possible standard of VISUAL APPEAL in this subdivision for the immediate and long-term benefit to you the Purchaser.

2.0 CONCEPT

The Architectural Guidelines are designed to provide visual control for the building massing, siting, style and colour, and to obtain the best possible streetscape appearance. Alternate exterior treatments may be requested to reinforce the streetscape. Emphasis will be concentrated on trying to create a strong "CURB APPEAL" to each home through attention to detail on the front elevation.

A heavily landscaped front yard will be a requirement to ensure a mature streetscape for the neighbourhood.

3.0 HOUSING DESIGN

Because of a wide variety and individual taste in house types in any development, care must be taken to incorporate these unique values into our development, giving special attention to each home's relationship with neighbouring properties.

To achieve the highest possible standard of visual appeal, a requirement for architectural detailing and continuity will apply to all homes. The natural landscape setting and history of the area provides for the perfect setting for this collection of Arts and Crafts / Craftsman, Heritage, Tudor, and Prairie. Additional style presentations will be reviewed for acceptance to include Modern Interpretations of the Traditional Styles. The architectural themes we have selected provide elements that can be incorporated in a diverse range of styles, in a variety of applications. This framework will encourage originality and individual expression while the pattern of coordinated components and features establish the character of Dansereau Meadows. These elements will include strong entrance treatments, the use of window grills and trim boards. The use of design elements particular to each style is required, but all plans will be reviewed on their own merits. Stucco exteriors will be considered on an individual basis with consideration for the appropriate detailing and style.

3.1 HOUSE SIZE

Houses are to have a consistency of mass and volume within the streetscape. As such, house widths and sizes must relate proportionately and logically to the lot width and neighbouring houses. Individual homes will be reviewed on their own merits of design, massing, proportion and compatibility. The minimum entry widths will be 5'-0". The minimum house width to be within two feet of building pocket and the minimum home width will be 20'-0". If home width is less than the building pocket the additional side yard will be allocated to the zero property line side for Zero Lot Line lots. Minimum house sizes shall be in accordance with the Land Use By-Law for the City of Beaumont. Individual homes will be reviewed on their own merits of design, massing, proportion and compatibility.

3.2 REPETITION

Identical front elevations may not be duplicated within 2 lots from each other and shall not be directly across the street from each other (XOAX), unless significant changes have been made to the house style, roof pitch and exterior materials to the satisfaction of the Architectural Consultant. It is recommended that the same or similar model should have at least one lot between homes. Repetitive use of elevations, this includes front elevations as well as high visibility rear elevations will be monitored to ensure interesting streetscapes.

3.3 CORNER LOTS

Houses on corner lots require special design consideration. Flanking side elevations should carry details consistent with the front elevation, and avoid large expanses of blank wall space. House should have roof lines predominately sloped towards both streets. Bungalows and side splits are recommended, however, all model types will be considered within the foregoing criteria.

3.4 HIGH VISIBILITY LOTS

The rear elevation of homes on all perimeter lots (major roadways, green space, walkways,) will require wall openings of a number and size appropriate to the area of wall surface and suitable overhangs at cantilevers, box-outs and bay windows. In addition rooflines may be required to prevent a three-story presence. An element of detail is to be included on these elevations, i.e. Louver, grills, trims, or shadow bands, similar to the trim detailing on the front of the home.

3.5 SITE PLANNING AND GRADING

Site planning and grading must accommodate the natural slope of the land and variations in grade absorbed within the building mass as much as possible. Lot grading must be in strict conformance with the approved grading plan for the subdivision.

Front entry steps are to be a maximum of three risers per set. Where the grade calls for more than three risers, the run must be split. Exceptions to this requirement may be granted in consideration of unique design, topography and lateral bracing concerns. If there are more than 3 risers per set, the step will be a minimum 4' wide with appropriate railing style.

4.0 EXTERIOR FINISHES

4.1 Primary Finish

Acceptable Cladding materials include:

- Double 4/5 beveled, cove or traditional vinyl siding in a horizontal application
- Brick, stone or shale in stacked application in a panel form
- Stucco of sand float finish only (subject to acceptable detailing and colour)
- Hardboard siding, prefinished (long life) siding in a horizontal application
- Fieldstone and Stone tile will be considered on an individual basis

4.2 Trim Materials

To achieve the standard and caliber of visual appeal, a requirement for architectural detailing and continuity will apply to all homes.

The use of window and door surrounds will be a feature on all homes. Trims will be a minimum of 6`. In addition, all front gable end roofs will have minimum 6`shadow bands. Exterior Finishing and trim details must be consistent with the applicable style.

Where columns or posts are used on the front or highly visible elevations, they are to be of substantial form and solid in appearance. Columns and posts should include suitable details at top and bottom.

Windows and grill patterns must be consistent with the particular style.

All exposed gables must be detailed with alternate wall finish, ex – Shakes, Panel, Board and Batten.

Brick or stone work, when used, will be required in a panel format on the front of the home. Brick or stone applied as an accent may be permitted. Brick shall return a minimum of 24`around corners.

If appropriate to the design, brick or stone may be substantially applied to no less than 75% of the wall height c/w soldier course or heavy trim at the top to achieve the minimum requirement (i.e. 8`wall height will require brick or stone installation height of 6`).

In addition, the verandahs and/or porch must be enclosed to grade. Lattice will not be permitted and pre-cast steps will not require stone cladding. Risers must be closed back.

All exposed wood (including PWF) must be stained out to match the wall colour or trim colour.

All flues (when used) are to be contained in a corbelled chase with the same finish and detailing as the house.

4.3 Parging

Maximum height of parging on all elevations shall be 2'0" above grade and 1"-0" at the front of the home.

4.4 Exterior Colours

Colours will be approved on an individual basis. Colours will not be duplicated on adjacent lots or directly across the street. The use of a third accent colour is required. This colour may typically be used on the front door or may be used in combination of trim elements for the home. In keeping with the character of the neighbourhood and in consideration of blended streetscapes, pastel colours are not permitted. Darker colour palettes will dominate the streetscape. White and lighter cladding colours may be used moderately in combination with darker palettes in contrast.

4.5 Roofing

Roof materials are to be asphalt shingles. Minimum roof pitch and roof overhangs are as per each style. Reduced overhangs may be allowed if they are proportionate to the design of the home at the discretion of the Architectural Consultant. The minimum fascia size will be 8". The rooflines on any house must be consistent or complementary to the total house design.

The roofing materials and colours may be selected from the attached Appendix 'B'.

4.6 Garage / Driveway

Driveways are to be located in accordance to the approved driveway location plan. A Garage concrete pad is required c/w Power Pedestal as a minimum requirement. Detached garages must match the main home in style, colour and materials. Driveways are to be poured concrete at minimum.

Garage doors must be colour coordinated to match the house. The door must be the same colour as the siding or when the garage front is brick or stone, the overhead door may be the same colour as the fascia or trim. A maximum of 18" must be maintained between the overhead garage door and the eave line. Where the design exceeds this requirement the use of additional architectural detailing to reduce the impact is required. Gable ends will require appropriate detailing to soften the visual impact accordingly. The corners of all overhead doors must be straight. Angled corners will not be permitted.

The driveway is not to exceed the width of the garage to the garage front where the width may then flare to include a walkway to the rear yard. A wider driveway may be considered if it can be demonstrated that it does not compromise drainage.

5.0 LANDSCAPING

5.1 Landscaping Deposit

a) The Builder shall collect a $1,000 landscape deposit to ensure landscape compliance.

b) The landscape deposit will be released only upon fulfillment of the following requirements.

5.2 Landscaping Requirements

Environmentally friendly landscaping that minimizes water use and fertilization requirements is recommended in Dansereau Meadows. Yard designs that incorporate features such as rain gardens to utilize rain water; and native or draught tolerant plants that minimize the need for extra watering or fertilizing are encouraged.

The landscape design for the front yard must include a MINIMUM of ONE TREE and a prepared shrub bed containing at least 6 shrubs, AND FULL SOD ON FRONT YARD, AND TO THE CURB on the roadway. The tree shall be at least 4.5 cm (2") caliper for deciduous trees and at least 2.4m (8 ft.) in height for evergreen trees. Shrubs shall be a minimum of 18" in height or spread. A prepared bed is defined by edging (landscaping vinyl, brick, concrete, etc.) with wood chip mulch or ground cover. Native grasses may be considered for groundcover in the planting beds, but detailed plans must be submitted prior to construction.

In the case of an end of block lot (Corner lot), any portion of the side yard up to the sidewalk is considered the front yard and must be landscaped

Low maintenance, low water use landscaping in the front yard will be considered, but will require the submission of detailed plans for approval prior to construction. The use of hard surface landscaping rather than sod will require the planting of additional trees and extensive shrubbery, to visually soften the hard surface and achieve greenery. The minimum tree and shrub requirement must be maintained and generally must be increased to offset the hard landscaping elements.

Landscaping must be completed within 180 days of the occupancy of the home. Seasonal delays will be accepted if late fall or winter occupancy occurs.

Note: City of Beaumont Landscaping Requirements may require additional trees to be placed in the property.

City Owned Boulevard/Street Trees:
City boulevard/street trees may be planted in the City owned road right-of-way between the property line and the sidewalk. There may not be a boulevard/street tree planted in front of all lots; boulevard/street tree locations are determined by the location of above ground and below ground utilities and roadway designs. If a City boulevard/street tree is planted on the lot, it is understood that this tree is in addition to the front yard tree and other landscape requirements required.

5.3 Fencing

Fencing shall be consistent in design and colour with the fencing style established for the subdivision, see Appendix 'E'.

6.0 INTERPRETATION

The enforcement, administration and interpretation of these guidelines shall be at the discretion of the Developer or its designated consultant. The unfettered application of these guidelines shall be without notice or precedent.

7.0 SITING

7.1 Consultant

Check with the Architectural Consultant for all applicable drawings, and any special conditions.

7.2 Set Back

A Restrictive Covenant has been registered against title to all Stage 3 lots requiring a minimum 6 meter front yard setback.

7.3 City Regulations

Ensure that city regulations are met and note relevant plans regarding utilities and rights of way.

7.4 Grading

Check Building Grade Plans and conform to them. Do not grade to existing vacant lots or unfinished lanes, but to elevations provided.

7.5 Plot Plans

Plot plans must include the following:

- Scale 1:300 metric.
- North arrow.
- Municipal address.
- Legal description of property.
- All property lines designated and dimensioned.
- Size and location of proposed building(s) dimensioned to property lines, existing building and other structure where applicable.
- All cantilevers (including floor, bay windows, fireplaces, eaves, etc.).
- Abutting streets, avenues, reserves, etc. Easements and utility right-of-way labeled and dimensioned, accurately figured, explicit and complete.
- Spot elevations around building and drainage directions.
- Dimensions from property line to sidewalk and face of curbs.

No construction starts (i.e. stake outs) without written approval of the Developer or Architectural Consultant.

8.0 SUBDIVISION APPEARANCE

8.1 Signage

In order to maintain cohesiveness for signage within the subdivision, all signage will be supplied by the Developer, i.e: all model signs, directional signs and general information signs. The only signage to be supplied by the Builders Group will be on lots owned or sold by that Builder. Excessive abuse of signage, including sandwich boards may necessitate removal of ALL Builder and Realtor signs.

8.2 Excavation Material

All Builders must ensure that all excavation is kept within the confines of their lot. Any spillage on a road, lane, sidewalk or neighbouring lot must be removed immediately or the Developer will arrange for its removal and invoice for expenses.

8.3 Clean Up

Builders should encourage timely removal by all subtrades of litter on building sites. Failure to comply will result in a clean-up bill being charged to the lot. Supply of bins by the Builder is recommended. Any general clean-up of the subdivision implemented by the Developer can and will be charged pro-rata to all builders.

8.4 Construction Activity

Each Builder is responsible for inspecting the condition of curbs, sidewalks, street lights, services, etc. on his lot and must submit written notice of any damages to the Developer prior to commencing construction, otherwise costs for repairing any damages become the sole responsibility of the Purchaser.

9.0 APPROVAL PROCESS

Prior to building the Builder inspects the lot and all services; all discrepancies or damages to be reported in writing with the application.

Before applying to the City for a development permit, the applicant shall submit plans for approval of WINDWARD LANDTEC INC. Applications shall include the following:

a) Two complete sets of house plans;
b) Plot plan, prepared by Pal's Surveys Ltd., showing lot house grades and drainage pattern, floor and garage elevations; and
c) Completed application form.

WINDWARD LANDTEC INC. will review the plan and recommend approval, modification, or rejection of the application based on the adherence of the plans to these guidelines. This decision should be made within three days of submission. Should disputes arise, the Developer shall make the final decision on the acceptability of plans.

Once approved, WINDWARD LANDTEC INC. will send a copy of the application indicating any changes to the applicant. After approval, the plans may not be altered without prior approval of WINDWARD LANDTEC INC. WINDWARD LANDTEC INC. will keep an up-to-date record of plans showing house types, colour, roof lines and grades, to advise the applicants of how their proposed house will best fit into the existing situation.

The applicant is responsible for notifying WINDWARD LANDTEC INC. that the house is complete and ready for inspection. This notice must be in writing and contain a lot grading certificate, signed by an A.L.S., certifying that the lot has been graded as per approved lot grading plan provided by Challenger. In addition, the applicant must obtain a lot grading inspection report from the Town of Beaumont Drainage Branch and provide same to Windward Landtec Inc. Construction will be inspected once completed to ensure compliance with these guidelines. If the lot grading certificate is in order and the landscaping is acceptable, the landscape deposit will be refunded in full.

Approval of any and all house plans will be at the sole and unfettered discretion of the Vendor.

No stake-out granted until approved by WINDWARD LANDTEC INC.

10.0 DAMAGE DEPOSITS

A damage deposit of $5000 (by Letter of Credit or cheque) (regardless of the number of lots) is due prior to house plan and grade approval to cover:

1. Contravention of architectural objectives.

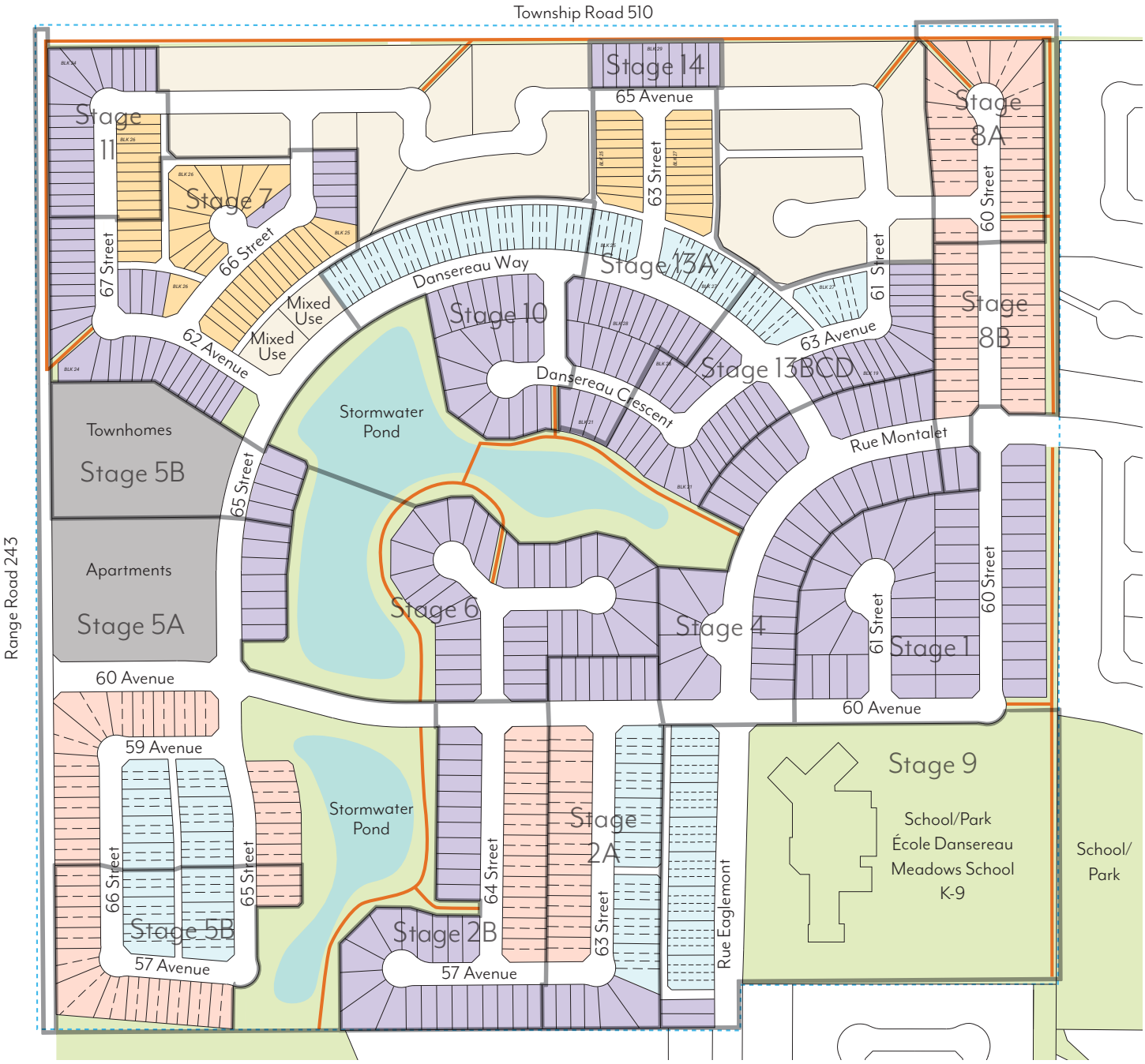
2. Possible damage to:

a) Curb stop - water valve
b) Sidewalks, curbs and gutters
c) Driveway aprons and asphalt
d) Boulevard landscaping and trees
e) Rear gutters and walkways
f) Light standards
g) Fire hydrants
h) Cathodic Protection points
i) Grading and drainage swales
j) Fencing

10.1 Damage Deposit Return Procedure

1. Exterior completed in accordance with these guidelines and as approved by the architectural consultant.
2. Final grading completed and landscaping completed satisfactorily.
3. Grading Inspection Report from the City of Edmonton Drainage Branch.
4. Water valve exposed and marked.
5. Sidewalks, street, lanes, gutters and curbs cleaned.
6. Applications made in writing to WINDWARD LANDTEC INC.

DANSEREAU MEADOWS



N

- Duplex Home
- Townhome
- Front Garage Home
- Laned Home
- Trail
- Development Boundary
- Stage Boundary

This plan is for marketing purposes only, and is subject to errors and omissions. Landscaping and other features are subject to change. Refer to registered subdivision plan to confirm all lot information.

July 2025

Approved roofing products and colours for Dansereau Meadows

Certainteed	Landmark LT (Lifetime)	Weatherwood, Moire Black Georgetown Grey, Heather Blend
GAF	Tmberline HD	Weatherwood, Charcoal, Slate Pewter Grey, Mission Brown Barkwood
IKO	Cambridge 30	Weatherwood, Driftwood, Charcoal Grey, Dual Black, Heatherwood
	Cambridge LT	Weatherwood, Driftwood, Charcoal Grey, Dual Black
BP	Harmony 30	Stonewood, Twilight Grey, Beachwood Dual Black

Additional Colours and Manufacturers as approved by the Designated Consultant

LOT INSPECTION REPORT

This Lot Inspection Report must be completed by the Builder prior to commencement of construction and emailed to Windward Landtec Inc. at info@windwardlandtec.com with a copy to the Developer at edmonton@anthemproperties.com within SEVEN (7) days of the lot purchase.

Date of Inspection _____

Inspected By _____

Builder/Purchaser _____

Lot _____

Block _____

Plan _____

INSPECTION OF MUNICIPAL IMPROVEMENTS

Curb/Gutter/Sidewalk _____

Asphalt _____

Water Service Valve ("cc") _____

Swale _____

Boulevard Landscaping _____

Light Standard/Communication Pedestal _____

Comments _____

_____

_____

WINDWARD LANDTEC INC
Architectural Controls and Services

Subdivision

Lot Block Plan

Homeowner

Municipal Address

APPLICANT INFORMATION

Name

Address

City PC Tel Fax

Job No

HOUSING DESIGN

Type Bungalow ○ Bi -Level ○ Split Level ○ Two Storey ○ Other ◉

Area Main Floor Second Floor Total Floor 0 Sq.Ft.

Form Roof Style Roof Pitch/Slope Fascia Size

Exterior Detail	Manufacturer	Material	Colour
Roof			
Wall			
Brick / Stone			
Trim			
Soffit, Fascia			
Window			
Front Door			
Garage Door			
Chimney			
Driveway			
Driveway Border			
Verandah			

NOTE:
Colour - Please specify Manufacturer's name, reference number and colour: Example, Olympic 704 Brown
Siting and grades as per surveyors plot plan.
Conformance to setback and lot grading requirements are the responsibility of purchaser and /or builder.

USE OF HOUSE PLAN APPROVAL SERVICES
The Applicant acknowledges that the house plan approval is provided as a service and that the developer and its designated consultants assume no responsibility for the accuracy of the information provided, or for any losses or damages resulting from use thereof. The applicant further acknowledges that they will hold the developer and its designated consultants harmless from any action resulting from the use of this information.

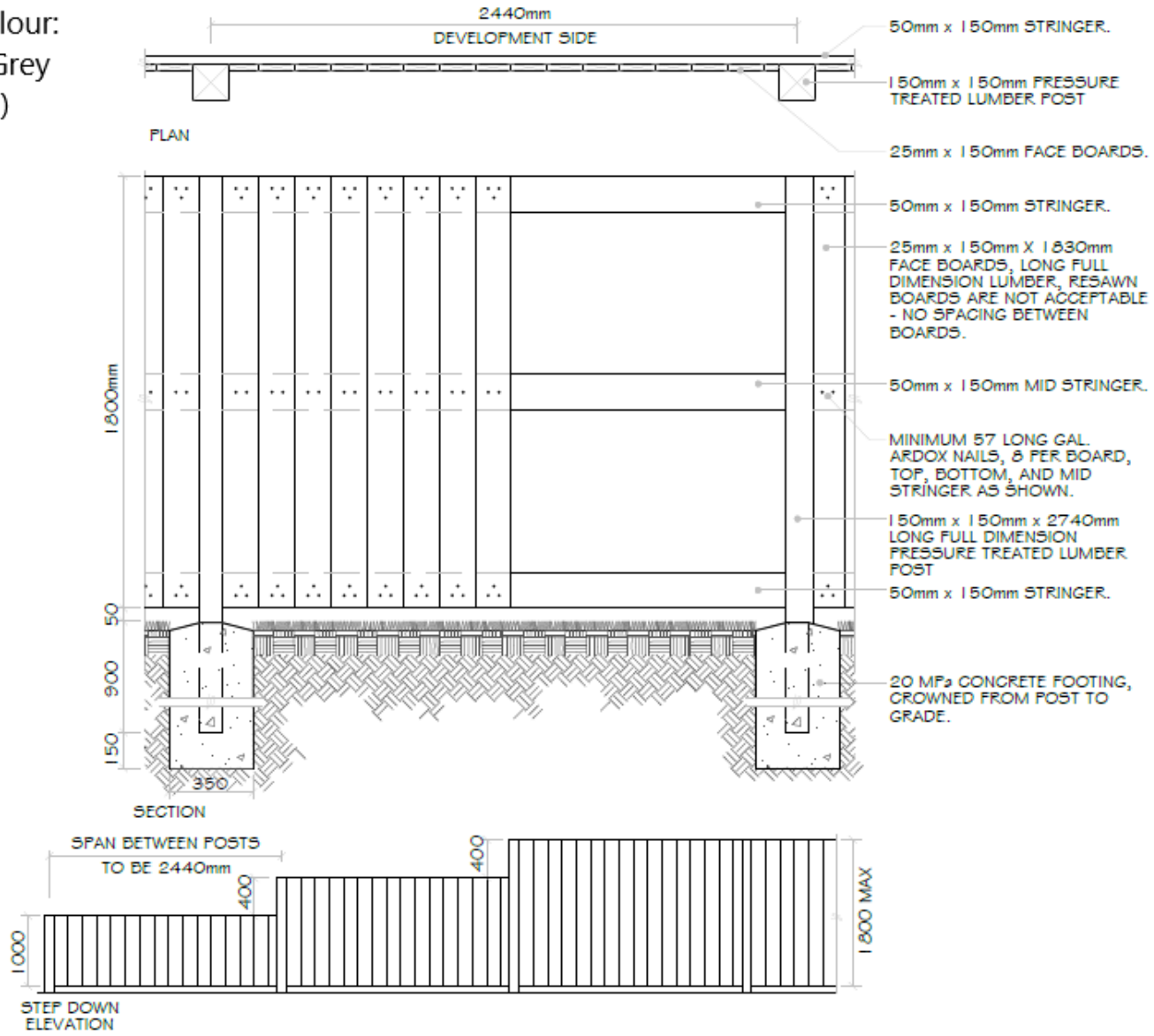
Date Signature

Click here to print

12128 - 121A Street, Edmonton Alberta T5L 0A4 Tel. 780.454.6799 Fax: 780.454.6896 email:info@windwardlandtec.com

APPLICATION FOR HOUSE PLAN APPROVAL

Fencing Colour:
Monterey Grey
(Cloverdale)



NOTES:

- SPECIFICATIONS: ALL COMPONENTS AND WORKMANSHIP TO CONFORM TO THE TOWN OF BEAUMONT GENERAL DESIGN STANDARDS.
- FENCE TO BE LOCATED 150mm OFFSET FROM PROPERTY LINE WITHIN DEVELOPMENT SIDE.
- PRE-STAIN TWO COATS ALL WOOD MEMBERS PRIOR TO INSTALLATION, TOUCH UP AFTER CONSTRUCTION.
- WOOD USED MAY BE SPRUCE OR CEDAR DEPENDING ON AVAILABILITY AT TIME OF CONSTRUCTION.
- ALL WOOD CUTS TO BE COATED WITH TWO COATS OF APPROVED WOOD STAIN.
- POST HOLES SHOULD BE EXCAVATED TO REACH A DEPTH OF UNDISTURBED SUBGRADE.
- ALL DIMENSIONS ARE IN MILLIMETERS.

1 / 002 1.8m WOOD SCREEN FENCE DETAIL

Scale: N.T.S.

WINDWARD LANDTEC INC
Architectural Controls and Services

Lot _____ Block _____ Plan _____ Civic Address _____
Subdivision _____ Stage _____ Date of Request _____
Builder _____ Contact _____
Phone _____ Fax _____ E-mail _____

Upon completion of construction, site works and if applicable, landscaping, a final inspection is done to ensure compliance with the architectural guidelines and to check for any damages to municipal improvements. The following items must be completed prior to a request for final inspection:
(Request must be made by or through the Builder)

- ✓ Home constructed in compliance with the Architectural Guidelines and the approved plan.
- ✓ Construction complete, including seasonal work on exterior. Site cleared of all debris, sidewalks and curbs cleaned, cc exposed and marked.
- ✓ Landscaping complete in accordance with the minimum requirements as set out in the guidelines.
- ✓ Grading certificate is attached and City Approval of same.
  - ☐ Rough
  - ☐ Final
- ✓ Fencing completed <u>if</u> required.

Landscaping Deposit Refund (Home Owner)
Date of Request: _____
Homeowner Name (please print): _____
Address of Home: _____
E-mail (please print): _____
Phone: _____

In addition to this Form please include the following documents – based on the municipality in which you live:

- ☐ Beaumont: Final Grade Approval & Final Grade Certificate
- ☐ Sherwood Park: Final Grade Approval & Final Grade Certificate
- ☐ Morinville: Rough Grade Certificate
- ☐ Fort Saskatchewan: Final Grade Approval & Final Grade Certificate
- ☐ Spruce Grove: Final Grade Approval & Final Grade Certificate
- ☐ Stony Plain: Final Grade Approval & Final Grade Certificate
- ☐ I CONFIRM THAT I HAVE COMPLETED THE LANDSCAPING AS PER THE DEVELOPERS ARCHITECTURAL REQUIREMENTS.
- ☐ I CONFIRM I AM THE ORIGINAL OWNER

Note: if you are not the original owner you must include documentation confirming that the deposit was legally transferred.
Further, I/We confirm that:

- ☐ Tree matches the caliper/height as stated in the architectural requirements
- ☐ Shrub beds and sod have been planted as stated in the architectural requirements
- ☐ Any other exterior alternations and improvements comply with the architectural requirements

Inspections are typically conducted from April 1 to September 30 (weather pending). If your request is submitted after the inspections have stopped, Windward Landtec Inc. will notify you and ask that you resubmit when the next season begins.

NOTE: A re-inspection fee will apply for all failed inspections.

Please submit by Fax: 780-454-6896 or by E-mail: info@windwardlandtec.com

Final Inspection Request

Anthem

Growing Places

Suite 412, 10339-124 Street
Edmonton, AB T5N 3W1
Phone 780 421 7272
edmonton@anthemproperties.com

anthemproperties.com